

3200 CENTRAL

3200 N CENTRAL PHOENIX, AZ

PROJECT DESCRIPTION

25- story ±349,627 RSF Class A Office Tower

AVAILABLE SPACE

Suite 1150	- ±4,716 RSF	11th FLOOR CONTIGUOUS ±6,606	11th & 12th FLOORS CONTIGUOUS ±21,625
Suite 1180	- ±1,890 RSF		
Suite 1200	- ±15,019 RSF	(FULL FLOOR)	
Suite 1850	- ±3,247 RSF	18th FLOOR CONTIGUOUS ±7,668	
Suite 1870	- ±4,421 RSF		
Suite 2120	- ±2,317 RSF	21st FLOOR CONTIGUOUS ±3,411	
Suite 2160	- ±1,094 RSF		
Suite 2225	- ±3,817 RSF	(SPEC SUITE)	VIRTUAL TOUR
Suite 2470	- ±3,169 RSF	(SPEC SUITE)	

LEASE RATE

\$25.50-\$26.50 Per SF, Full Service Gross

OPERATING EXPENSES

Base Year

PARKING

3/1,000 Total Ratio
Covered, reserved: \$85.00/mo/stall
Covered, unreserved \$65.00/mo/stall

TENANT IMPROVEMENTS

Negotiable

BUILDING FEATURES

- 25-story Class A Office Tower
- ±349,627 Rentable Square Feet with a typical floor plate size of ±15,019 RSF
- 5 story parking structure with a high parking ratio of 3/1000.
- 8 high speed and recently renovated passage elevators service the building.
- Designed with sustainability in mind, the building has recently upgraded building systems including the HVAC system and elevator upgrades.
- Energy star certified – 2021 rating of 91.
- On-site property management office and 24/7 security personal.
- Convenient and high-quality Deli located just off the lobby.
- Bank branch and ATM on-site.

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